

**MINUTES OF MEETING  
MIDTOWN MIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Midtown Miami Community Development District held a Regular Meeting on March 12, 2019 at 3:00 p.m., at the offices of the CDD, Shops at Midtown Miami, 3401 N. Miami Avenue, 2<sup>nd</sup> floor parking garage, Suite 132, Miami, Florida 33127.

**Present and constituting a quorum were:**

Joseph Padula	Chair
Alberto Vadia	Vice Chair
Angelo Masarin	Assistant Secretary
Alex Miranda	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Ginger Wald	District Counsel
Deborah Samuel	Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 3:00 p.m. Supervisors Padula, Miranda, Vadia and Masarin were present, in person. Supervisor Jorge was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-03,  
Relating to the Amendment of the Annual  
Budget for the Fiscal Year Beginning  
October 1, 2018 and Ending September 30,  
2019**

Ms. Cerbone presented Resolution 2019-03. A budget amendment was necessary because insurance costs were already over budget and, if the Board decided to fund the Midtown Community Park during Fiscal Year 2019, the costs would exceed the amount allocated in the Fiscal Year 2019 budget.

Ms. Cerbone distributed and provided an overview of the “Community Park Cost Estimates and Potential Budget/Funding Options” spreadsheet. Unassigned fund balance could be used to offset the additional costs to fund the park in Fiscal Year 2019. The budget amendment reflected the following changes:

Page 1, Insurance: Increased from \$33,000 to \$47,000

Page 2, Midtown community park: Increased from \$200,000 to \$640,000

**On MOTION by Mr. Padula and seconded by Mr. Vadia, with all in favor, Resolution 2019-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of January 31, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2019. The District received approximately \$14,000 from the Federal Emergency Management Agency (FEMA) and approximately \$90,000 was expected, in one to two checks.

**On MOTION by Mr. Padula and seconded by Mr. Masarin, with all in favor, the Unaudited Financial Statements as of January 31, 2019, were approved.**

**FIFTH ORDER OF BUSINESS**

**Approval of February 12, 2019 Regular Meeting Minutes**

Ms. Cerbone presented the February 12, 2019 Regular Meeting Minutes.

**On MOTION by Mr. Padula and seconded by Mr. Vadia, with all in favor, the February 12, 2019 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager: *Deborah Samuel***

**i. Monthly Report**

Ms. Samuel presented the Operations Manager’s Report and highlighted the following:

➤ **Non-Standard Improvements:** Hired a handyman to address deteriorating light fixtures, bollards and trash cans by refurbishing them, since there was not enough in the budget to purchase new ones. A few new items were purchased to replace missing items in certain areas.

➤ **Bike Racks:** Due to recent robberies and to address any negative experience to the area, discussions were underway with Target® to relocate the bike rack. The police planned a sting operation for next week to catch the perpetrators.

A Board Member stated a purse snatching incident near the car pool area was reported to Security. Another Board Member stated soliciting has become a bigger issue, even though Security is typically notified.

➤ **Florida East Coast Railway FEC Fence:** To prevent users from injuring themselves when entering through to the property, the District repaired the railroad fence behind Midtown 4, as there was uncertainty of whether FEC or the District owned the fence. The FEC indicated it would send FEC police to make arrests. Code Enforcement was contacted to speak to the property owner about the access point where the fence was taken down.

➤ **Infrastructure Punch List:** Punch list items were being completed, as construction is completed. Midtown 8's larger issues, the irrigation system and street sloping, were resolved. The Certificate of Occupancy (CO) was expected within a few months.

**ii. Parking Information**

- **Executive Summary**
- **Transient Parking Year Over Year Comparison**
- **Revenue By Lane Report**

**iii. Update: Enterprise Fund Major Projects**

These items were provided for informational purposes.

**B. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

There being no report, the next item followed.

**C. District Engineer: *Alvarez Engineers, Inc.***

There being no report, the next item followed.

Ms. Samuel reported a possible structural issue at the 32<sup>nd</sup> street entrance of the Mid Block 2 garage that involved a crack in the ceiling going up the ramp to the 2<sup>nd</sup> floor valet parking area. Mr. Alvarez was notified and informed that the Mid Block building hired a third-party Engineer to access damages and structural issues. Mr. Alvarez would obtain that Report;

determine whether he agreed with the findings and what, if any, recourse the District has. Ms. Wald was verifying who was monetarily responsible for the repairs.

Ms. Wald stated that, once the District Engineer reviews the Report and makes a determination and pending the location and what repairs are needed, if any, the sections in the Midtown Amended Restated COREA would be used in making a determination as to the CDD’s involvement, from a monetary standpoint. Ms. Samuel stated that Mid Block’s original position was that it was the CDD’s responsibility.

**D. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: April 9, 2019 at 3:00 P.M.**

The next meeting will be held on April 9, 2019 at 3:00 p.m.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors’ Requests**

There being no audience comments or Supervisors’ requests, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Padula and seconded by Mr. Masarin, with all in favor, the meeting adjourned at 3:24 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair